

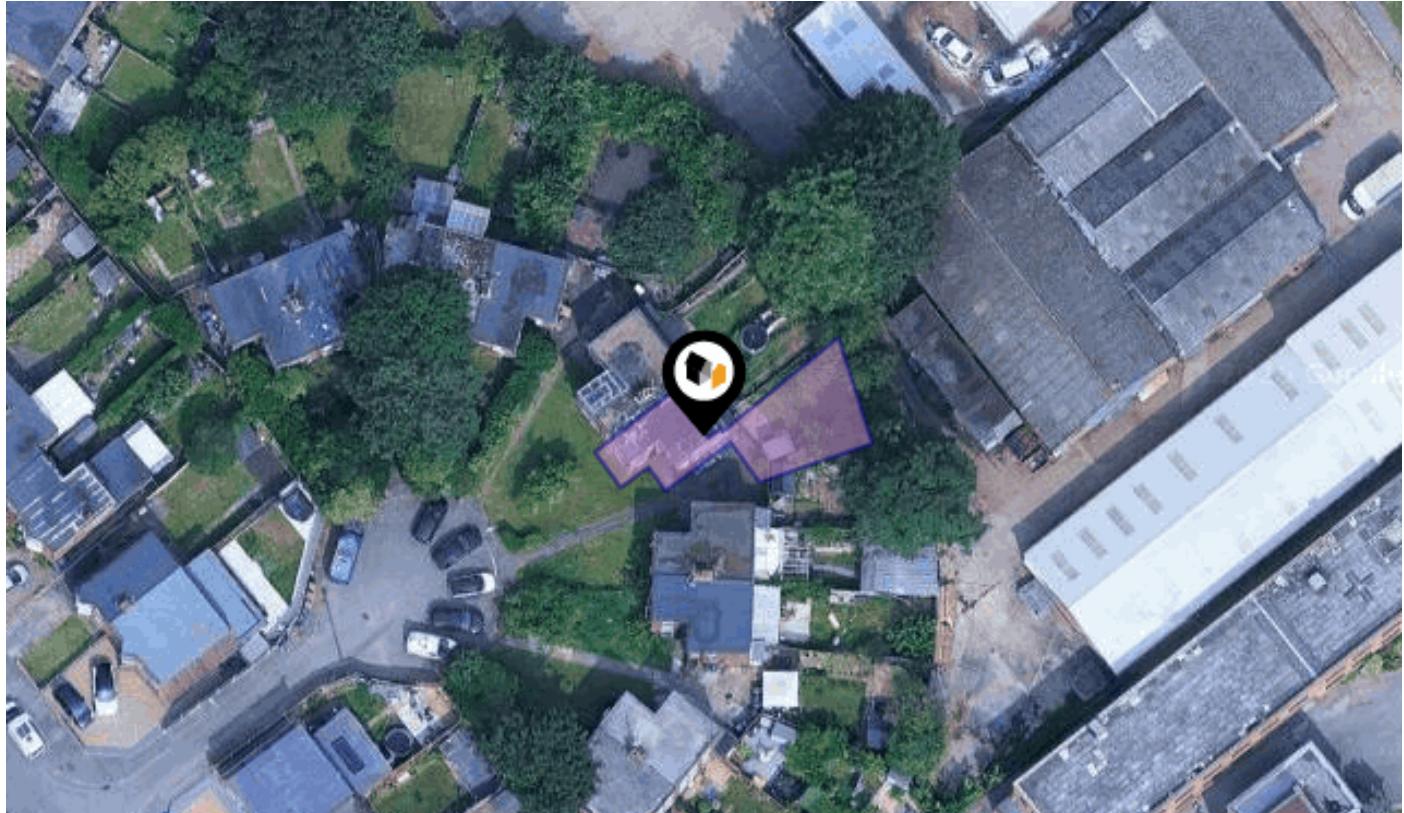


See More Online

MIR: Material Info

The Material Information Affecting this Property

Scheduled for: Wednesday 21st January 2026 @ 10:17am



HEATHFIELD ROAD, HITCHIN, SG5

Country Properties

6 Brand Street Hitchin SG5 1HX

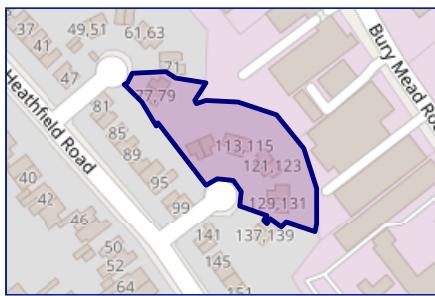
01462 452951

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Freehold Title Plan



Planning records for: **93 Heathfield Road Hitchin Hertfordshire SG5 1TD**

Reference - 24/01393/FPH

Decision: Decided

Date: 23rd July 2024

Description:

Erection of detached rear garden room.

Reference - 13/01237/1HH

Decision: Decided

Date: 29th May 2013

Description:

Replacement rear conservatory

Planning records for: **141 Heathfield Road Hitchin Hertfordshire SG5 1TD**

Reference - 21/00808/FPH

Decision: Decided

Date: 12th March 2021

Description:

Two storey side and single storey rear extensions following demolition of existing side elevation porch

Planning records for: **155 Heathfield Road Hitchin Hertfordshire SG5 1TD**

Reference - 23/02167/FPH

Decision: Decided

Date: 15th September 2023

Description:

Single storey front extension and roof alteration to existing bay window

Planning records for: **155 Heathfield Road Hitchin Hertfordshire SG5 1TD**

Reference - 23/02168/FPH

Decision: Decided

Date: 15th September 2023

Description:

Single storey rear/side extension following partial demolition of existing rear element

Heathfield Road, SG5

Energy rating

E

Valid until 29.07.2029

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 c
55-68	D		
39-54	E	42 e	
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	Flat
Build Form:	Semi-Detached
Transaction Type:	Rental (private)
Energy Tariff:	Dual
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	1st
Flat Top Storey:	Yes
Glazing Type:	Double glazing, unknown install date
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Flat, no insulation (assumed)
Roof Energy:	Very Poor
Main Heating:	Electric storage heaters
Main Heating Controls:	Manual charge control
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in 83% of fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	39 m ²

Building Safety

No building safety aspects to report

Accessibility / Adaptations

Not suitable for wheelchair users

Restrictive Covenants

None specified

Rights of Way (Public & Private)

None specified

Construction Type

Standard brick construction

Property Lease Information

LEASHOLD

Lease details: 135 years remaining on lease - EXPIRES IN 2161

No other charges associated with the property lease.

Listed Building Information

Not listed

Stamp Duty

Not specified

Other

None specified

Other

None specified

Electricity Supply

YES - Mains

Gas Supply

NO GAS

Central Heating

YES - ECH

Water Supply

YES - Mains

Drainage

YES - Mains

Important - Please read

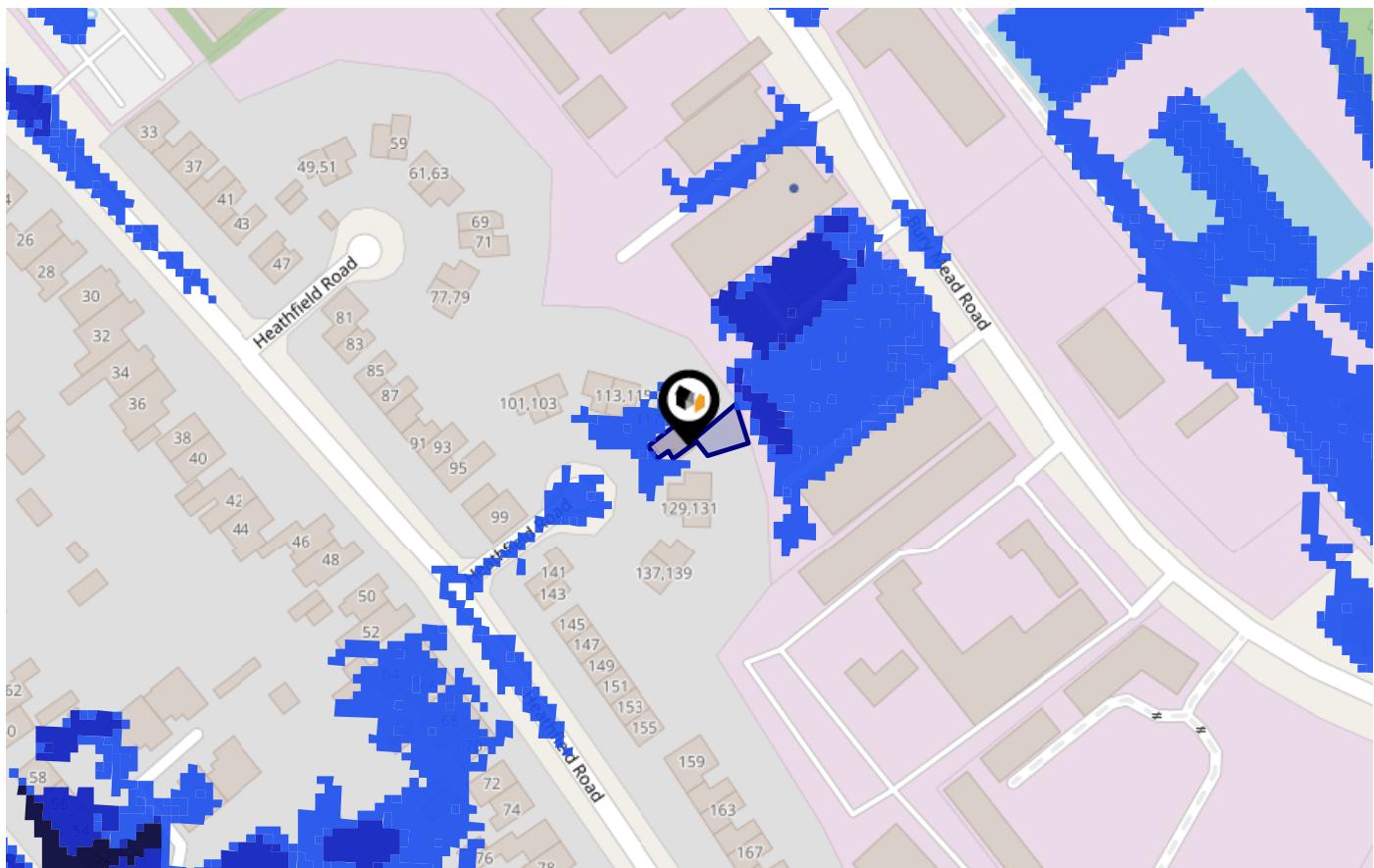
The information supplied is to the best of our knowledge. All buyers to carry out their own independent due-diligence.

Flood Risk

Surface Water - Flood Risk

country
properties

This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

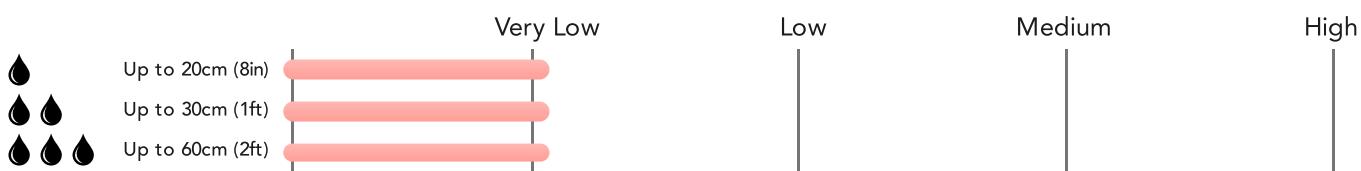


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than **1 in 30 (3.3%)** in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than **1 in 100 (1.0%)** in any one year.
- Low Risk** - an area which has a chance of flooding of greater than **1 in 1000 (0.1%)** in any one year.
- Very Low Risk** - an area in which the risk is below **1 in 1000 (0.1%)** in any one year.

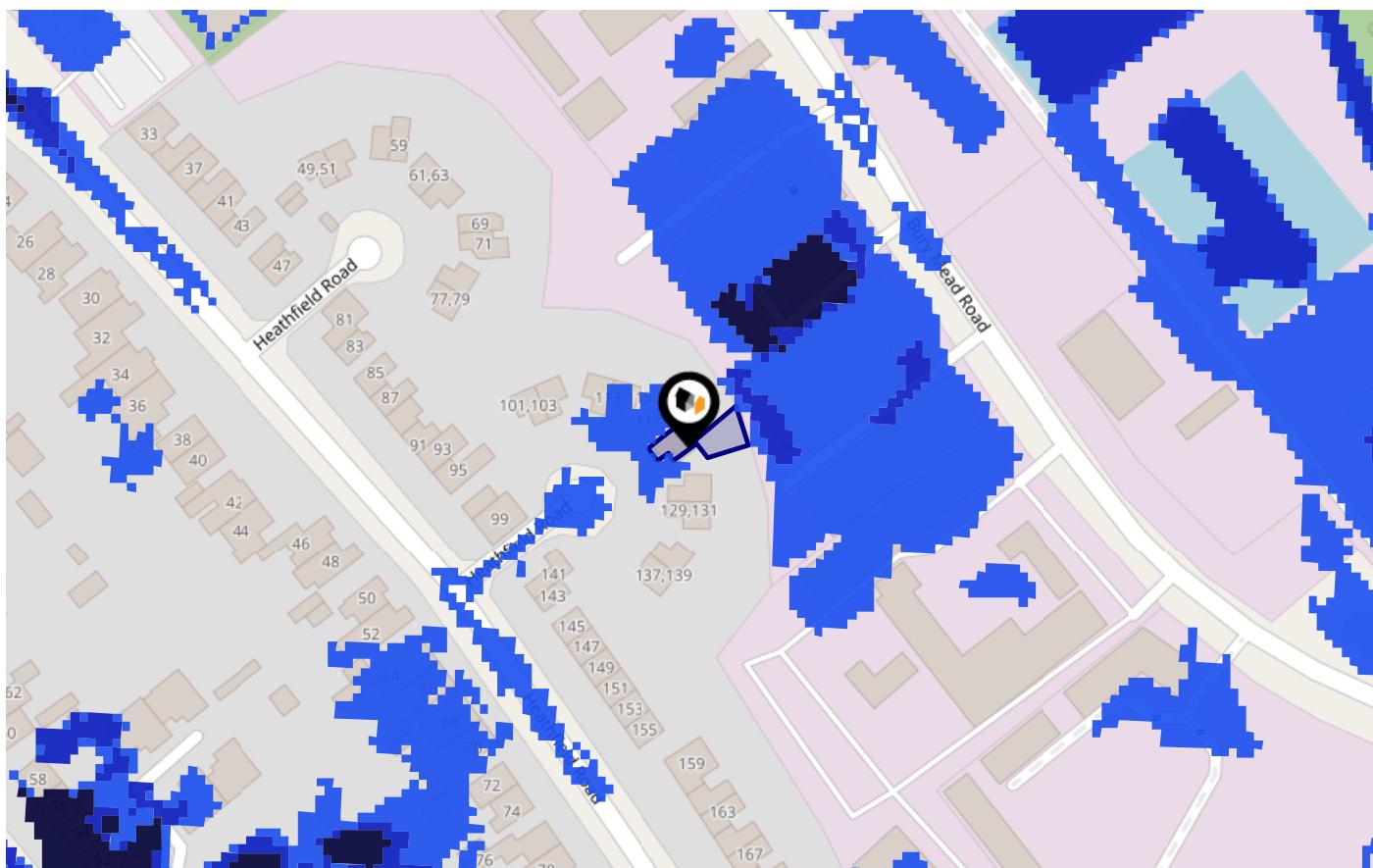
Chance of flooding to the following depths at this property:



Flood Risk Surface Water - Climate Change

country
properties

This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

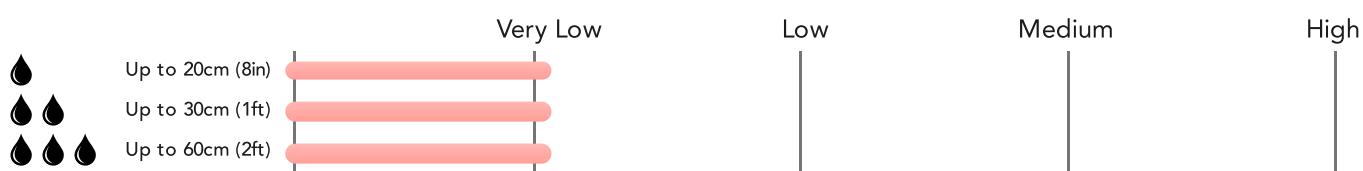


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Chance of flooding to the following depths at this property:

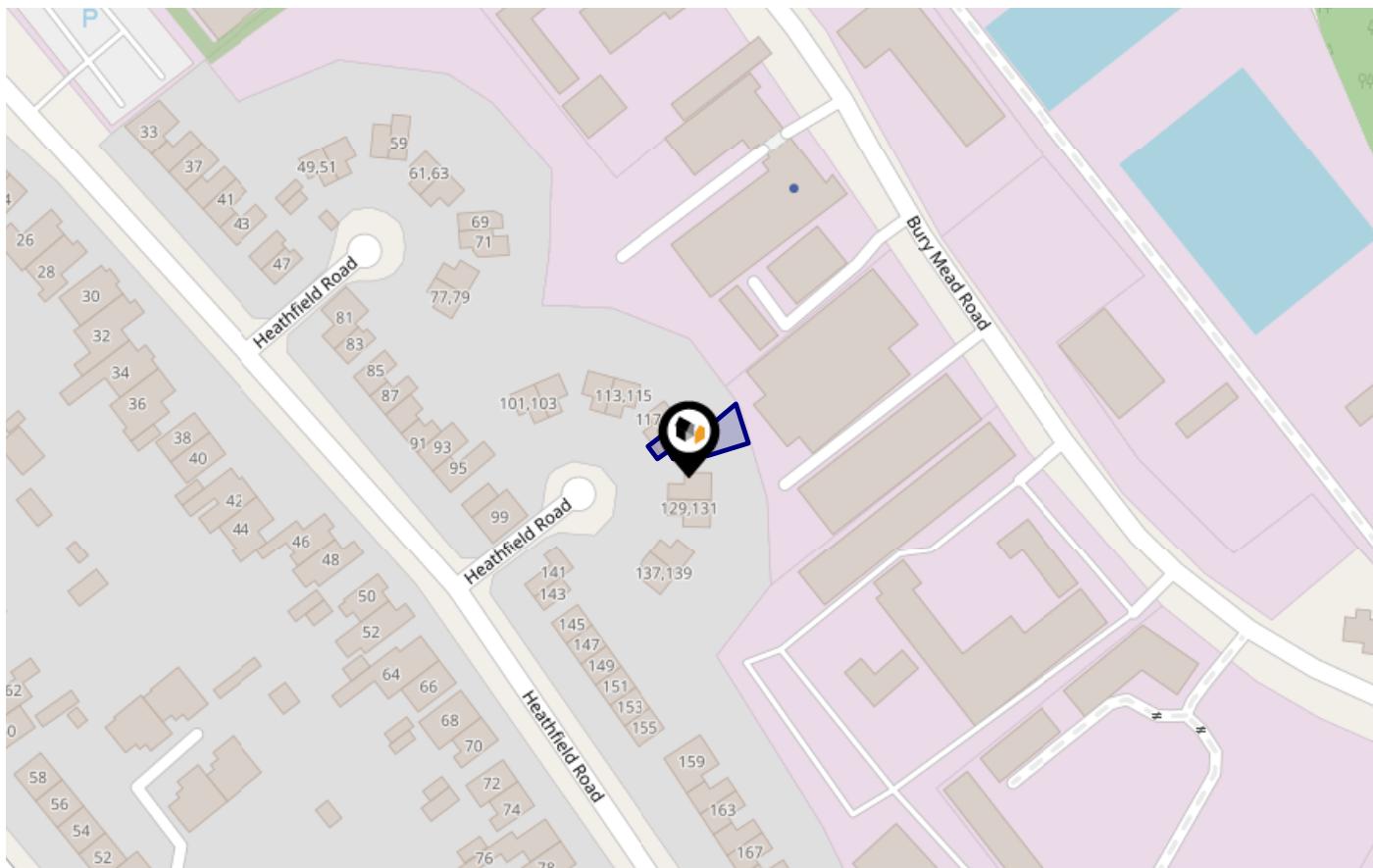


Flood Risk

Rivers & Seas - Flood Risk

country
properties

This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

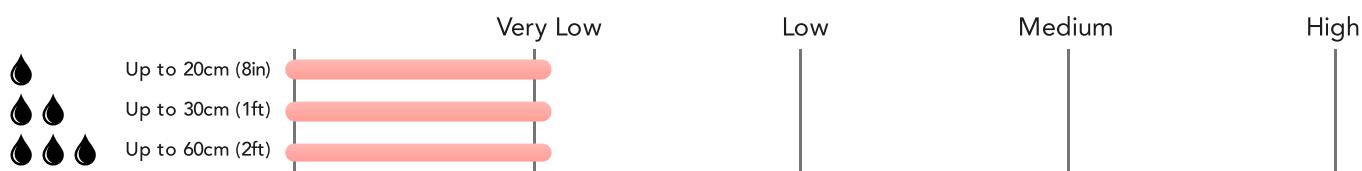


Risk Rating: Very low

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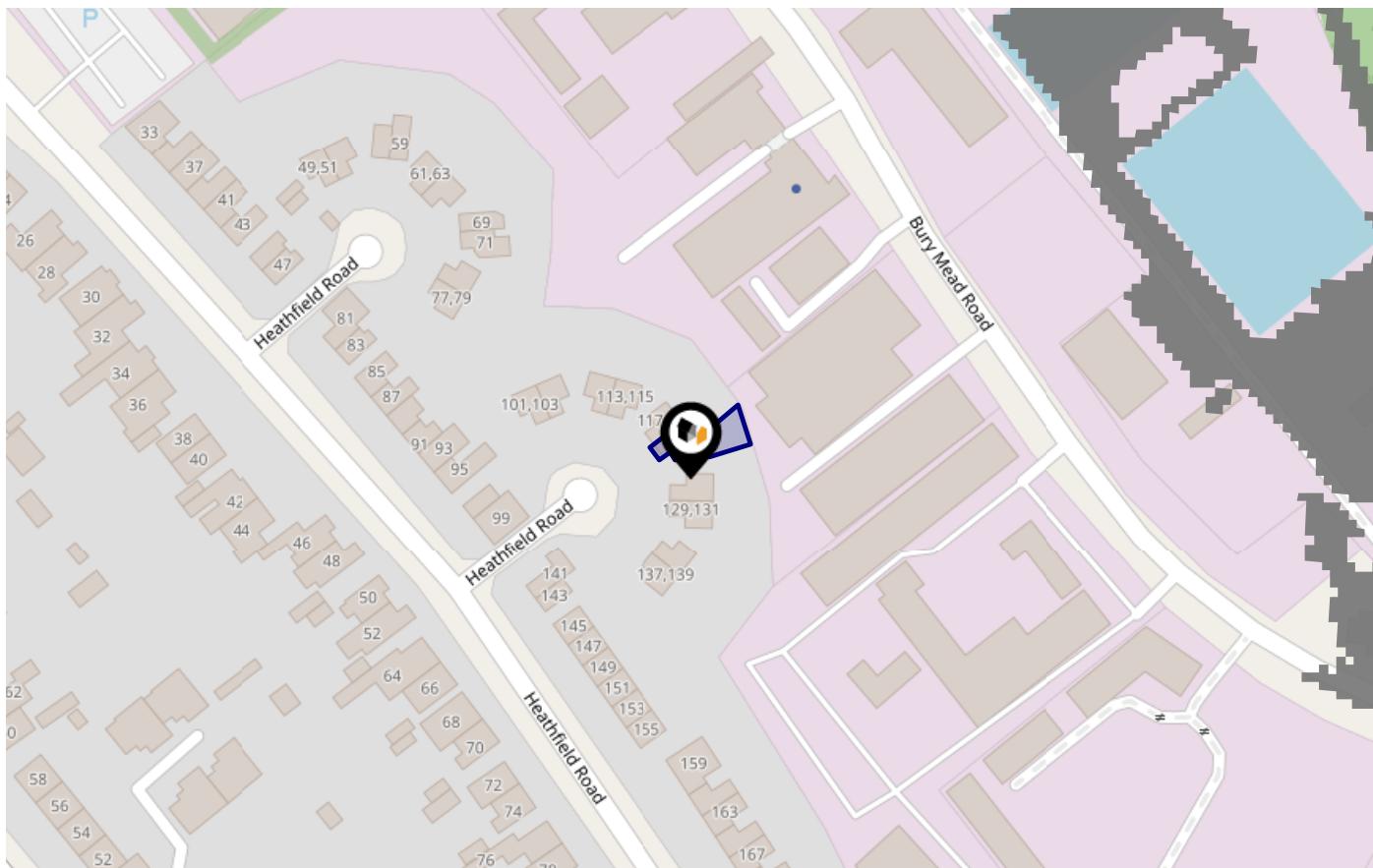
Chance of flooding to the following depths at this property:



Flood Risk Rivers & Seas - Climate Change

country
properties

This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

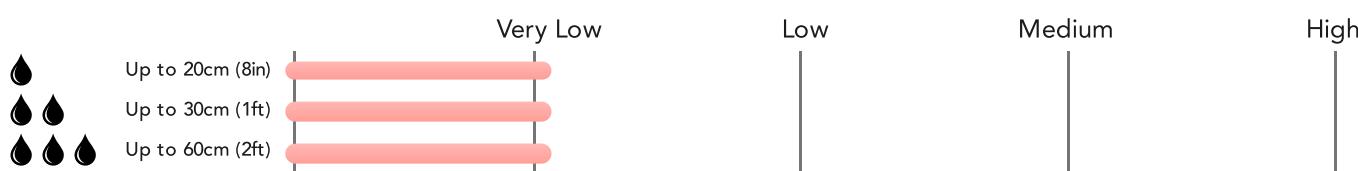


Risk Rating: Very low

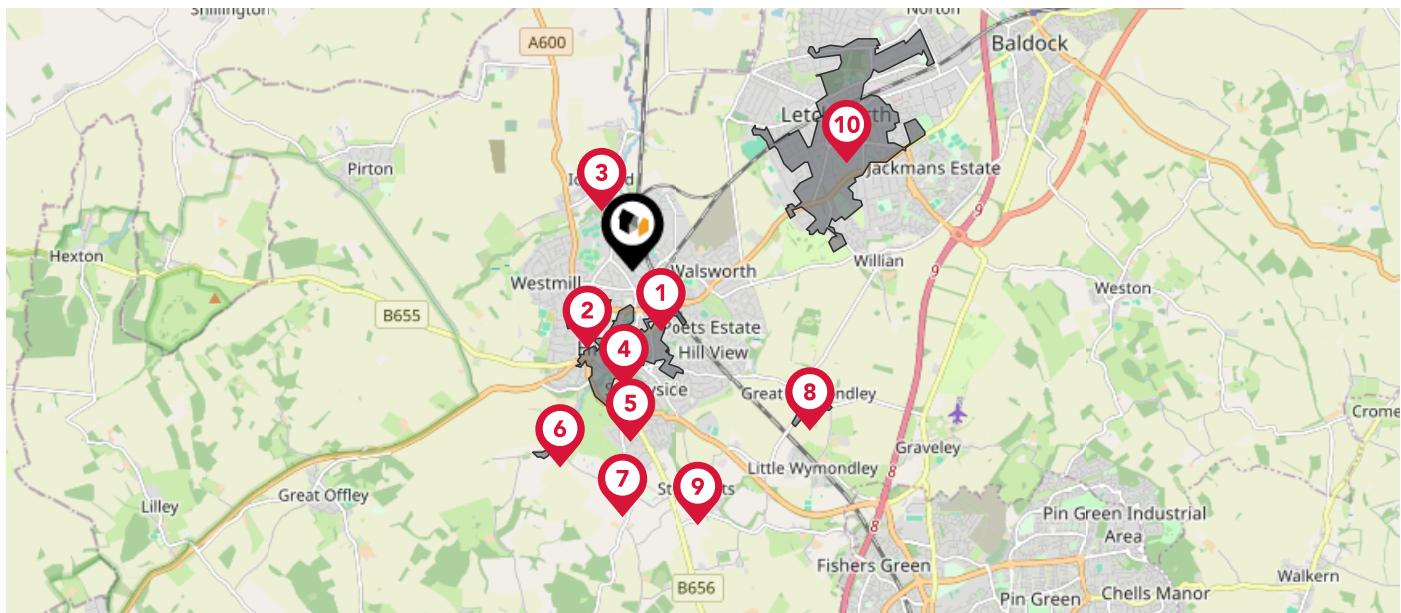
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Chance of flooding to the following depths at this property:



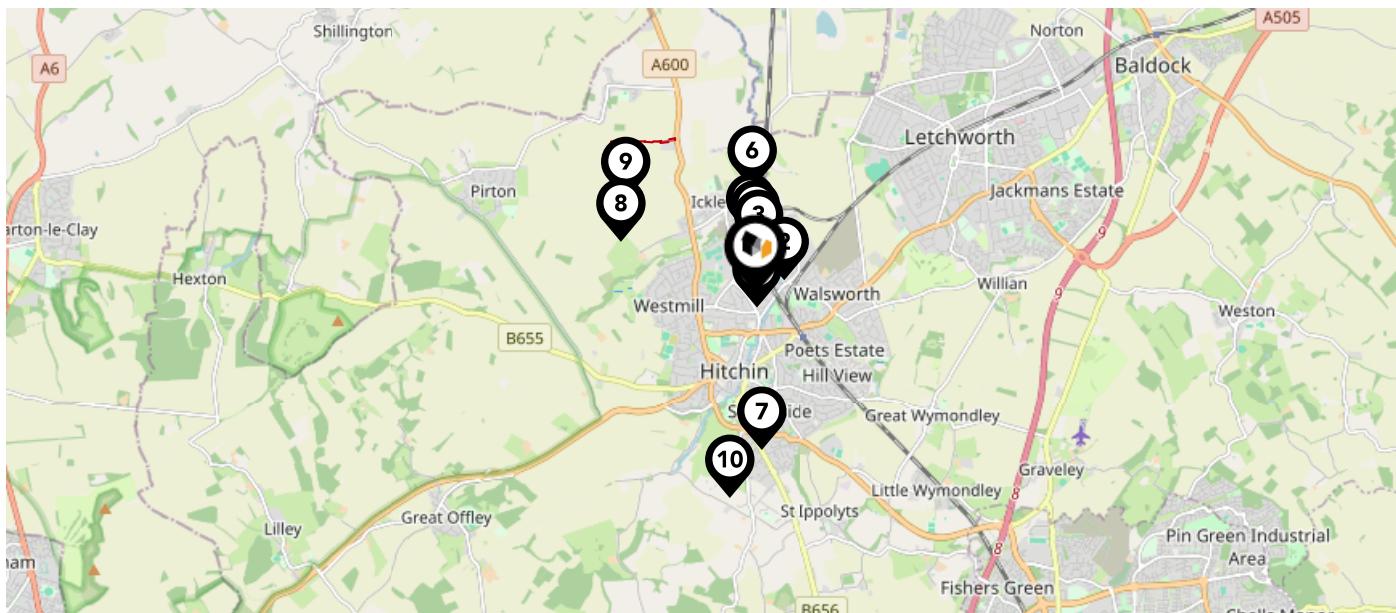
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

- 1 Hitchin Railway and Ransom's Recreation Ground
- 2 Butts Close, Hitchin
- 3 Ickleford
- 4 Hitchin
- 5 Hitchin Hill Path
- 6 Charlton
- 7 Gosmore
- 8 Great Wymondley
- 9 St Ippolts
- 10 Letchworth

This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

1	Ickleford-Near Hitchin, Hertfordshire	Historic Landfill	<input type="checkbox"/>
2	Wallace Way-Hitchin, Hertfordshire	Historic Landfill	<input type="checkbox"/>
3	Cadwell Lane-Hitchin, Hertfordshire	Historic Landfill	<input type="checkbox"/>
4	Land off Cadwell lane-Hitchin, Hertfordshire	Historic Landfill	<input type="checkbox"/>
5	Gerry's Hole-Ickleford, Near Hitchin, Hertfordshire	Historic Landfill	<input type="checkbox"/>
6	Lower Green-Ickleford, Hitchin, Surrey	Historic Landfill	<input type="checkbox"/>
7	Eynesford Court-Hitchin, Hertfordshire	Historic Landfill	<input type="checkbox"/>
8	Hambridge Way-Pirton	Historic Landfill	<input type="checkbox"/>
9	No name provided by source	Active Landfill	<input checked="" type="checkbox"/>
10	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill	<input type="checkbox"/>

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✖ Adit
- ✖ Gutter Pit
- ✖ Shaft

The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

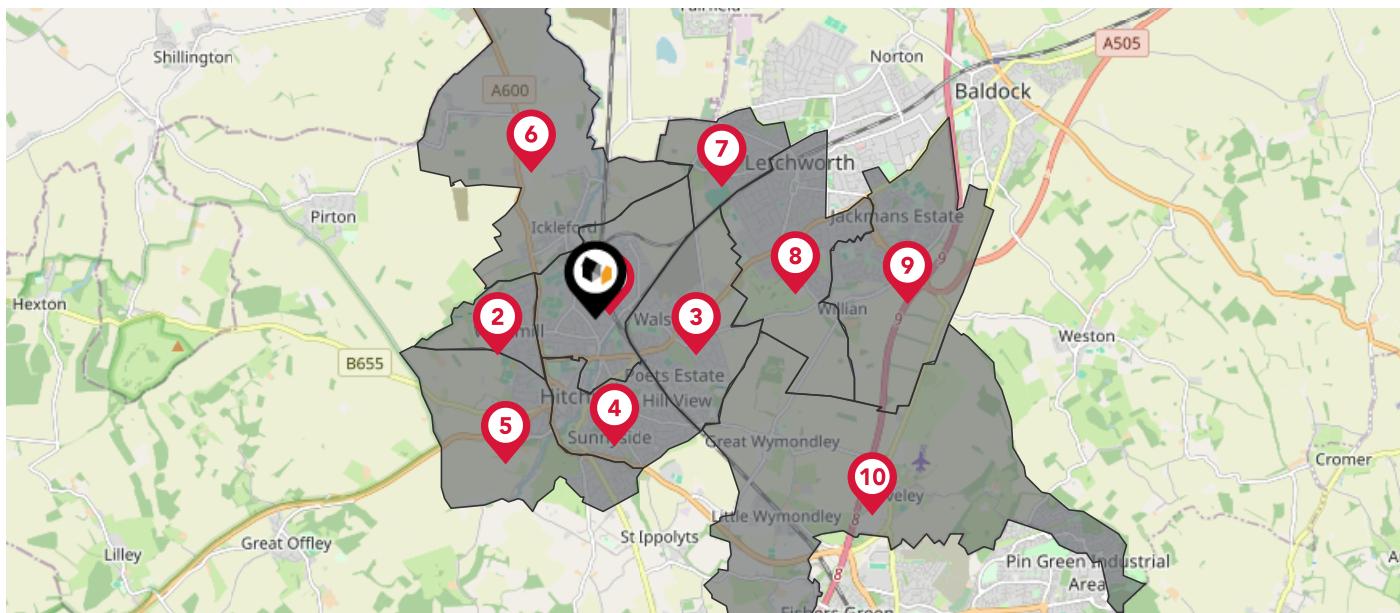
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

Maps

Council Wards

country
properties

The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500

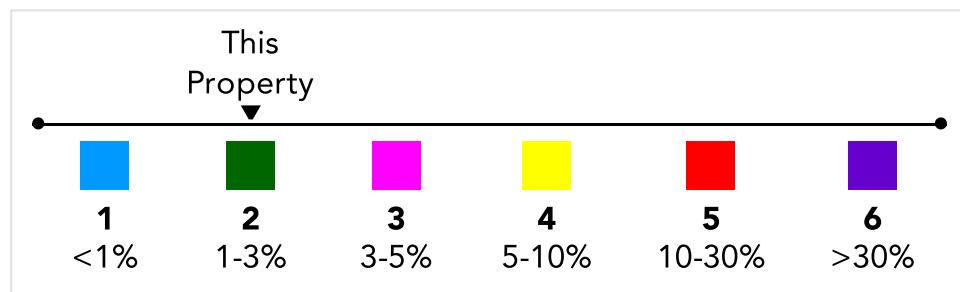
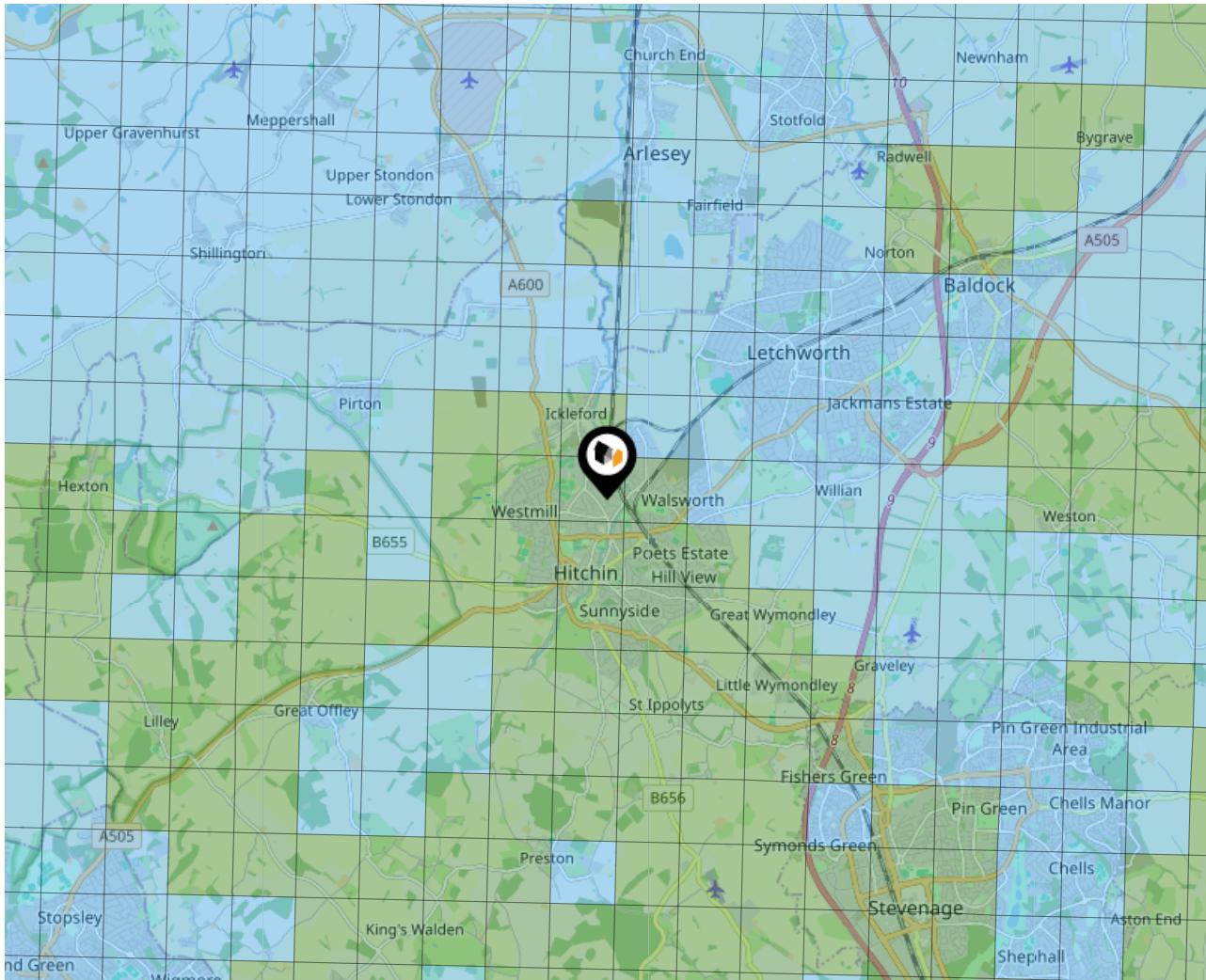


Nearby Council Wards

- 1 Hitchin Bearton Ward
- 2 Hitchin Oughton Ward
- 3 Hitchin Walsworth Ward
- 4 Hitchin Highbury Ward
- 5 Hitchin Priory Ward
- 6 Cadwell Ward
- 7 Letchworth Wilbury Ward
- 8 Letchworth South West Ward
- 9 Letchworth South East Ward
- 10 Chesfield Ward

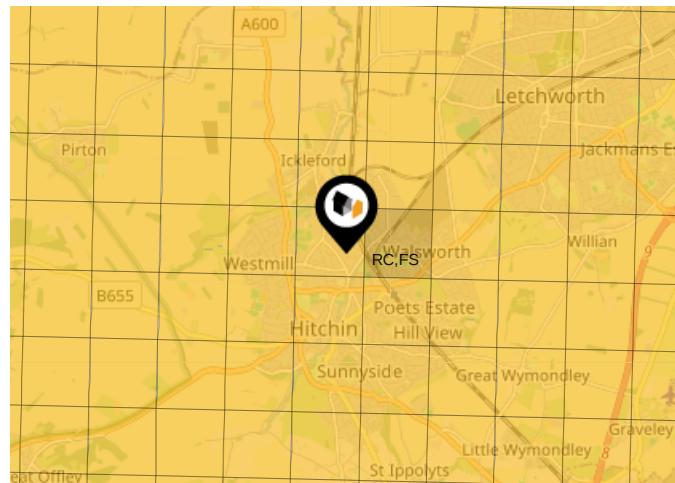
What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m³).



Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	HIGH	Soil Texture:	CHALKY CLAY TO CHALKY
Parent Material Grain:	ARGILLIC		LOAM
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY	Soil Depth:	DEEP-INTERMEDIATE

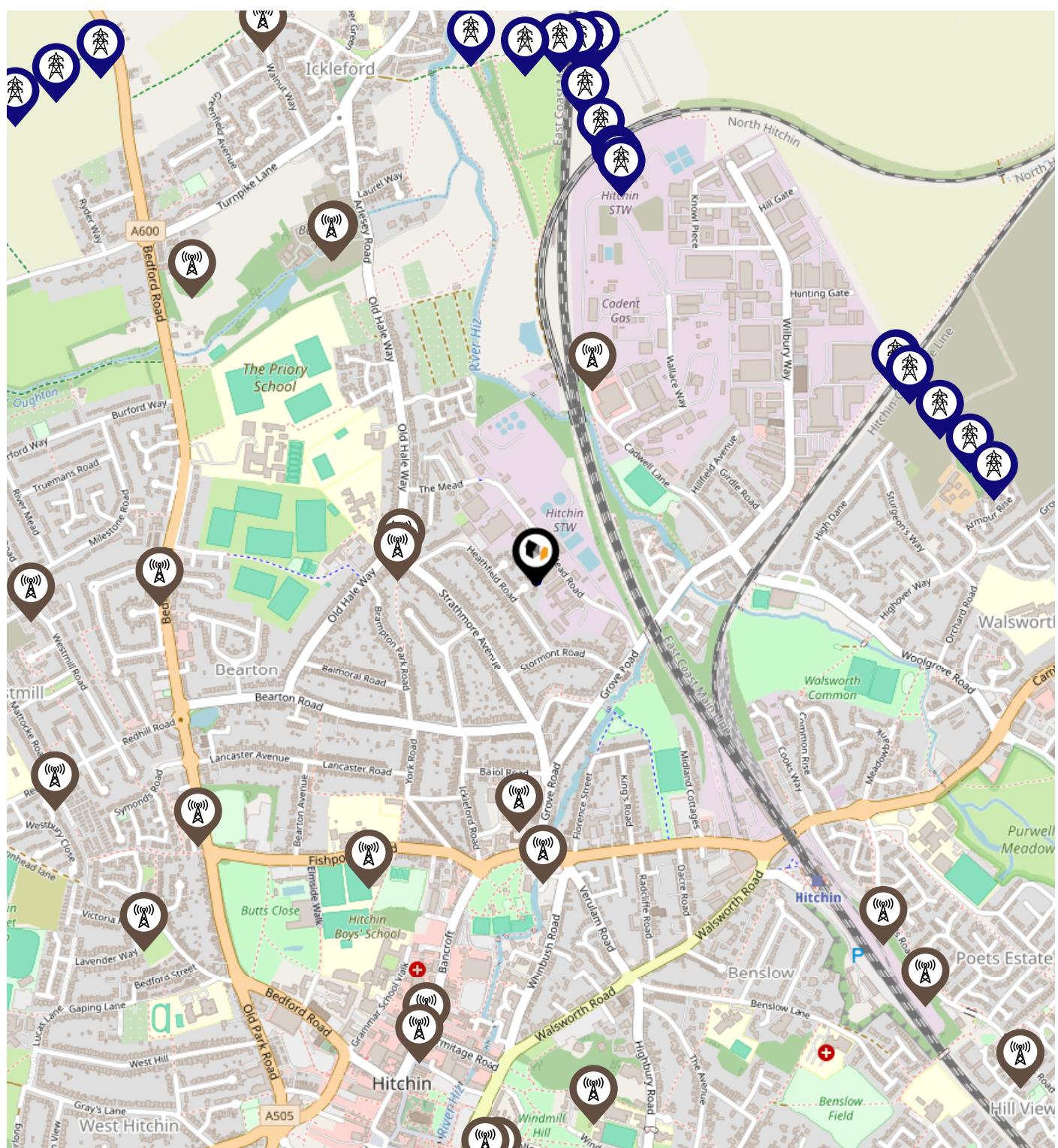


Primary Classifications (Most Common Clay Types)

C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & Silt
RC,FS	Riverine Clay & Floodplain Sands and Gravel
RC,FL	Riverine Clay & Fluvial Sands and Gravel
TC	Terrace Clay
TC/LL	Terrace Clay & Loamy Loess

Local Area Masts & Pylons

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properties



Key:

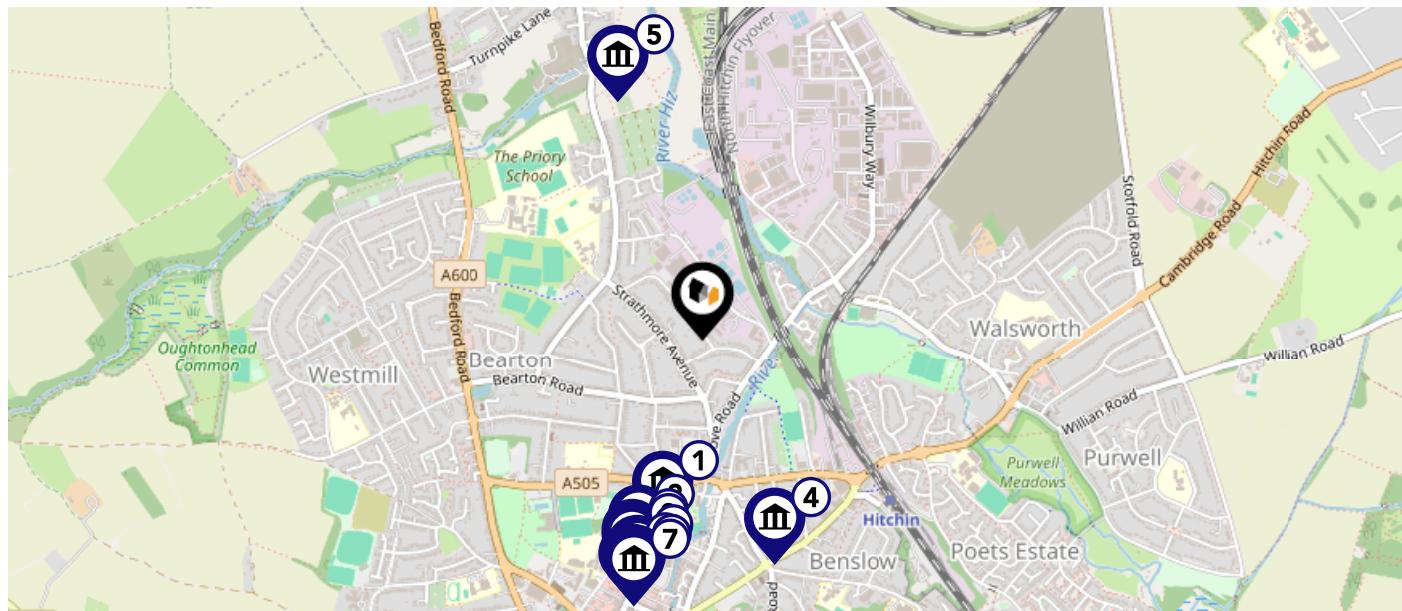
- Power Pylons
- Communication Masts

Maps

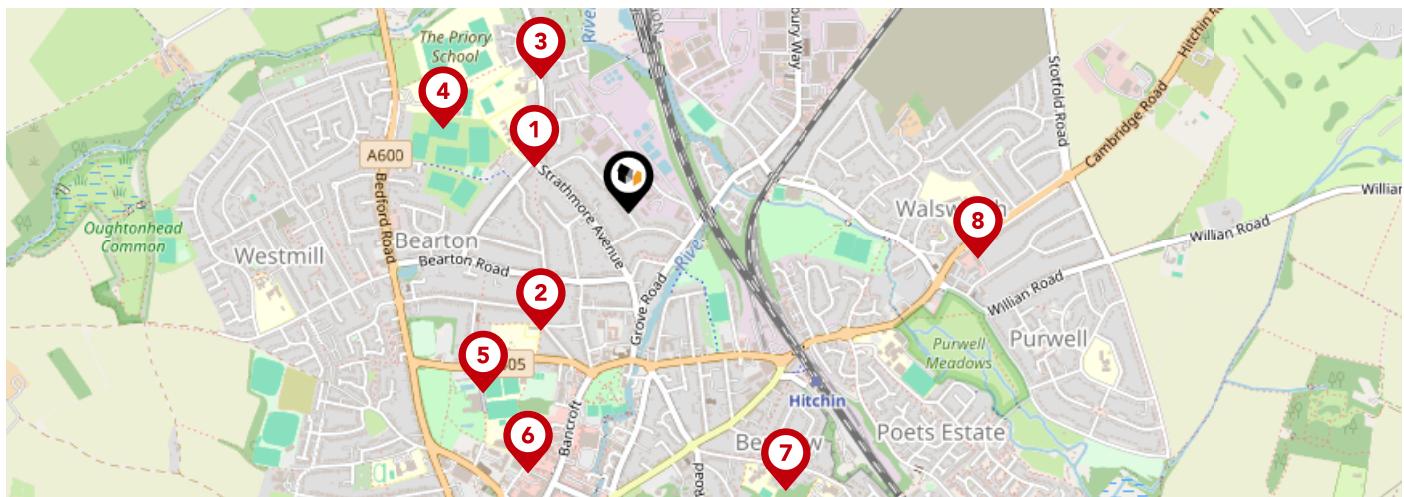
Listed Buildings

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This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...

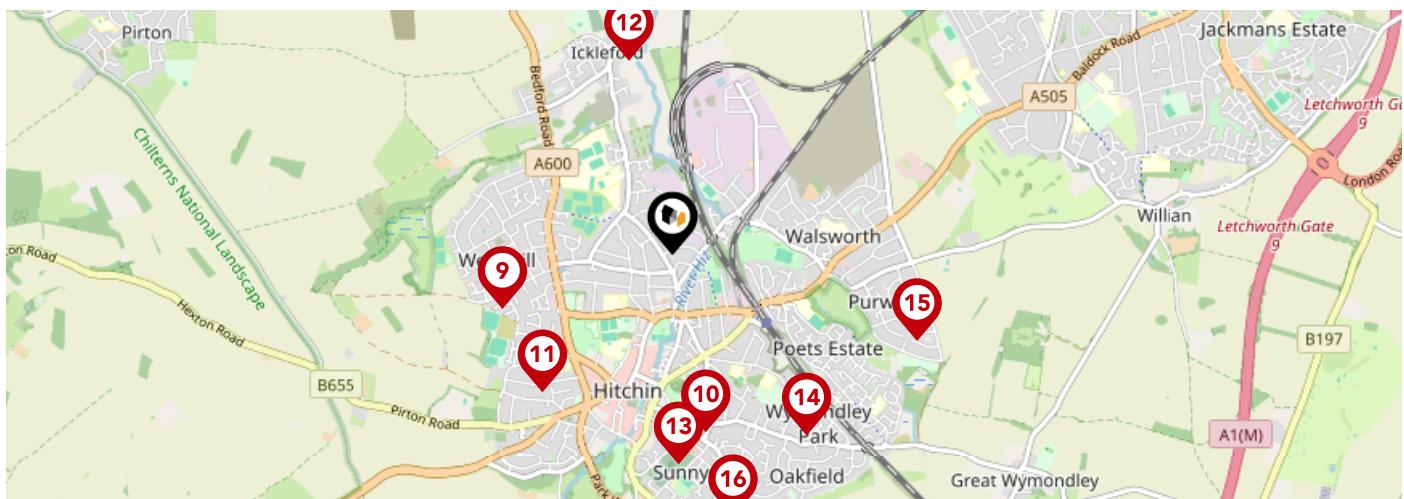


Listed Buildings in the local district	Grade	Distance
1347594 - Frythe Cottages	Grade II	0.4 miles
1347577 - 53, Bancroft	Grade II	0.5 miles
1296455 - 47, Bancroft	Grade II	0.5 miles
1102182 - Church Of The Holy Saviour	Grade II	0.5 miles
1102177 - Hyde Mill Cottage	Grade II	0.6 miles
1172987 - 34, Bancroft	Grade II	0.6 miles
1173028 - 93, Bancroft	Grade II	0.6 miles
1102222 - 86 And 87, Bancroft	Grade II	0.6 miles
1102221 - 45, 46 And 46a, Bancroft	Grade II	0.6 miles
1347578 - 91 And 92, Bancroft	Grade II	0.6 miles



Nursery Primary Secondary College Private

	School Name	Ofsted Rating	Pupils	Distance	Nursery	Primary	Secondary	College	Private
1	Strathmore Infant and Nursery School	Good	199	0.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	York Road Nursery School	Outstanding	107	0.34	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Our Lady Catholic Primary School	Good	154	0.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	The Priory School	Good	1231	0.46	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Wilshire-Dacre Junior Academy	Good	267	0.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Hitchin Boys' School	Outstanding	1317	0.64	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	St Andrew's Church of England Voluntary Aided Primary School, Hitchin	Outstanding	252	0.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Highover Junior Mixed and Infant School	Good	428	0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



Nursery Primary Secondary College Private



Oughton Primary and Nursery School

Ofsted Rating: Good | Pupils: 218 | Distance: 0.81



Hitchin Girls' School

Ofsted Rating: Outstanding | Pupils: 1355 | Distance: 0.83



Samuel Lucas Junior Mixed and Infant School

Ofsted Rating: Outstanding | Pupils: 420 | Distance: 0.87



Ickleford Primary School

Ofsted Rating: Good | Pupils: 210 | Distance: 0.9



Highbury Infant School and Nursery

Ofsted Rating: Good | Pupils: 204 | Distance: 0.96



William Ransom Primary School

Ofsted Rating: Outstanding | Pupils: 422 | Distance: 1.03



Purwell Primary School

Ofsted Rating: Requires improvement | Pupils: 167 | Distance: 1.19



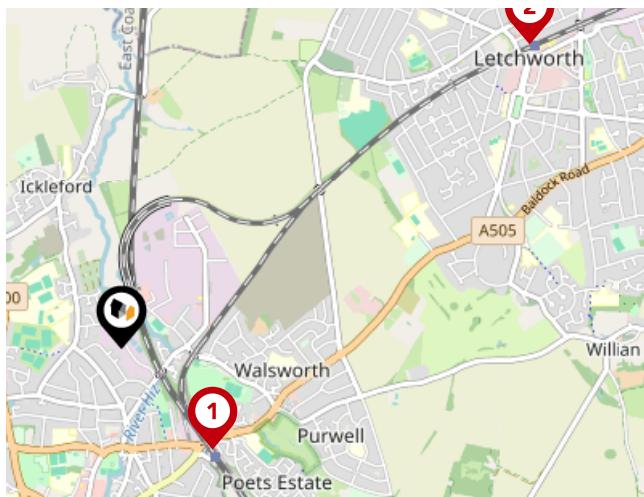
Whitehill Junior School

Ofsted Rating: Good | Pupils: 240 | Distance: 1.23



Area Transport (National)

country properties



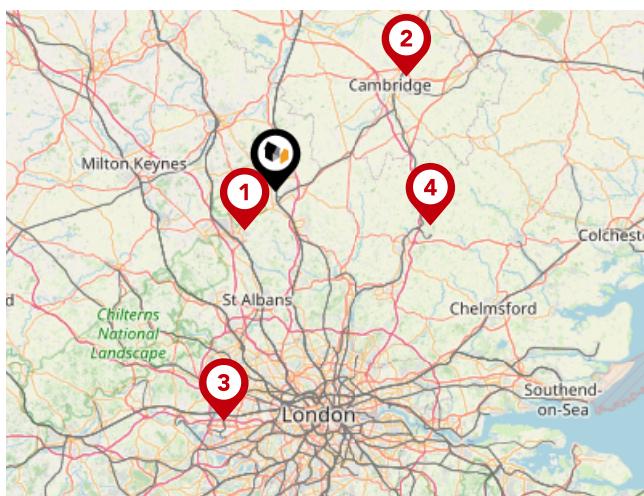
National Rail Stations

Pin	Name	Distance
1	Hitchin Rail Station	0.62 miles
2	Letchworth Rail Station	2.33 miles
3	Letchworth Rail Station	2.34 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J8	3.13 miles
2	A1(M) J9	2.96 miles
3	A1(M) J10	4.66 miles
4	A1(M) J7	5.74 miles
5	A1(M) J6	9.52 miles

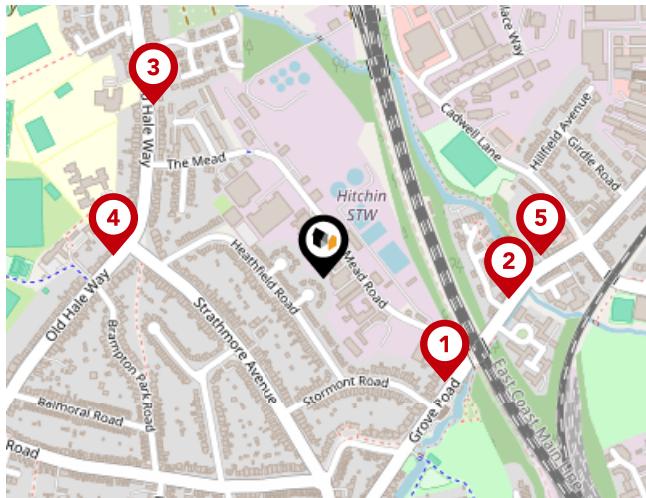


Airports/Helpads

Pin	Name	Distance
1	Luton Airport	7.1 miles
2	Cambridge	25.54 miles
3	Heathrow Airport	34.44 miles
4	Stansted Airport	23.26 miles

Area Transport (Local)

country properties



Bus Stops/Stations

Pin	Name	Distance
1	Stormont Road	0.18 miles
2	Millstream Close	0.21 miles
3	Our Lady School	0.28 miles
4	Strathmore School	0.24 miles
5	Millstream Close	0.25 miles

Country Properties

Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.

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Land
Registry

